

Minutes of Special and Regular Meeting of April 12, 2016

One Twin Pines Lane
City Council Chambers

SPECIAL MEETING

CALL TO ORDER 5:30 p.m.

ROLL CALL COUNCIL

Councilmembers Present: Hurt, Lieberman, Stone Kim, Reed

Councilmembers Absent: None

ROLL CALL COMMISSION

Commissioners Present: Simpson, Goldfarb, Majeski, Chamberlin, McCune

Commissioners Absent: Mates, McDonald

Joint City Council & Planning Commission Study Session

Sophie Martin, Dyett & Bhatia Consulting, provided a status of the work on the General Plan. She noted that the EIR (Environmental Impact Report) will include both the General Plan (GP) and Belmont Village Specific Plan (BVSP) as a combined document. She pointed out that these draft plans are now available for public review. She described outreach efforts that have been made to date, including workshops, mailers and the creation of dedicated website. She outlined the Planning and Parks and Recreation Commissions' review and input on this project.

Melissa Jones, Dyett & Bhatia, described goals and policies of each element of the General Plan.

Commissioner Majeski stated that since he lives within the boundaries of the Village Specific Plan, he would need to recuse himself from discussion on that document. He stepped off the dais and out of the room.

Ms. Martin described the Belmont Village Specific Plan, and pointed out that it is a separate standalone document. She outlined proposed land uses within the BVSP. She described next steps.

At this time, Commissioner Majeski returned to the dais.

The City Council and Planning Commission members concurred that the Draft General Plan addresses the community's goals and priorities.

Mayor Reed called for public comments on the draft General Plan.

Courtney Carreras, Belmont resident, suggested connecting the downtown to the Carlmont Village area.

Kevin Sullivan, Belmont resident, pointed out that community input supports existing values. He expressed support for the proposed underground connection at O'Neill Avenue.

Phil Evans, Belmont resident complimented the process and new ideas that have come about. He noted the need to connect all parts of the city together, the creation of a sense of identity at the entrances to the city, and he suggested broadening the Carlmont area to include Barrett.

Josh Powell, Belmont resident, noted the need to consider future technologies, including Airbnb, electric car recharging, and high speed rail.

At this time, Commissioner Majeski again stepped off the dais and out of the room while the Council and Commission considered public comments on the Village Specific Plan.

Kathleen Holt, property owner, suggested the exclusion of the half block of Elmer Street from the plan as a way to keep apartments affordable.

Phil Evans, Belmont resident, suggested providing a connection from Nesbit and Central Schools to Twin Pines. He expressed support for the O'Neill Avenue tunnel connect. He commented regarding the need for better housing stock for a more vital downtown.

Josh Powell, Belmont resident, suggested a lower FAR (floor area ratio) threshold for asking for community benefits than is recommended in the draft document. He expressed a desire for more details about community benefits, and recommended the utilization of a points system.

Councilmember Kim expressed a desire to incentivize land uses that promote community spirit. He expressed support for the proposed general density. He concurs that all four quadrants of downtown should not be identical. He pointed out that the southeast quadrant is a gateway to the HIA (Harbor Industrial Area). He suggested considering policies that strike a balance for underutilized properties. He noted the need for blue collar housing and jobs in the downtown. He expressed the desire for information regarding the Circulation Plan and its relation to the Ralston Corridor study. He concurred with the public comments regarding the need to address future technology, as well as public health. He expressed a desire to preserve a middle class lifestyle, and he commented regarding infrastructure needs.

Councilmember Hurt pointed out the need to provide for possibilities and not just process. She would like more specifics related to place making, as well as arts and cultural enhancements. She suggested that the document reflect that Belmont is not just a bedroom community, but is a great place to work and play. She would like to improve the quality of life for those who are here, and that maintaining and enhancing neighborhoods is important. She concurs regarding the need for connectivity of downtown to Carlmont and Barrett. She pointed out that the document may need to include more detail regarding height. She suggested the inclusion of the CCE (Community Choice Energy), technology in public spaces, and paseos.

Councilmember Lieberman stated that he concurs with many of the points made by Councilmembers Kim and Hurt. In response to his inquiry, Ms. Martin stated that parking will be addressed, and is likely to be provided for at a centralized location as opposed to each developer providing parking on site.

Councilmember Lieberman suggested looking at elements from other cities to ensure that we have not missed any that may be desirable. He noted the need to address the target audience for the Village, and he pointed out that Belmont's downtown will likely not be a large draw for outsiders.

Councilmember Stone suggested increasing electric vehicle charging stations, and also suggested exercising care in not aiming for perfection at the sacrifice of progress. He noted that the market is likely to drive any redevelopment efforts. He expressed a desire to not be too restrictive.

RECESS at this time, being 7:05 p.m., Closed Session to be considered after regular meeting.

Terri Cook
City Clerk

REGULAR MEETING
CALL TO ORDER 7:10 P.M.

ROLL CALL

Councilmembers Present: Hurt, Lieberman, Stone Kim, Reed
Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

Led by Wade Leschyn, Belmont's representative to the San Mateo County Mosquito and Vector Control District.

SPECIAL PRESENTATIONS

Presentation from San Mateo County Elections Office Regarding Poll Worker Recruitment

Michelle Yue, San Mateo County Elections Office, described the recruitment that is under way for poll workers for the upcoming June Primary and November General Election.

Proclamation Declaring West Nile Virus and Mosquito and Vector Control Awareness Week
Mayor Reed presented the proclamation.

Wade Lechyn, Belmont's representative to the San Mateo County Mosquito and Vector Control District, spoke regarding 100 years of mosquito control in San Mateo County. He noted the District's involvement in the containment of the Zika virus, and pointed out that residents can also get assistance with other vectors such as rodents and yellow jackets.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kathleen Beasley, Belmont Library Branch Manager, noted that it is National Library Week. She described upcoming activities for the library's upcoming 10th birthday. She provided library visitor statistics. She acknowledged individuals who were involved in the successful bond measure and design of the library, and commended the Friends of the Belmont Library and others who have contributed to equipment and programs over the years.

John Violet, Friends of the Belmont Library (FOBL), pointed out that FOBL has been involved with the library for 42 years. He described the changes at the library in the ten years since it opened.

Perry Kennan, Belmont resident, spoke regarding fee for services and productive hours calculations. Has requested clarification from the consultant regarding this.

The following people spoke regarding the pending closure of Belmont Iceland

Jenny Mao

Helena Tu

Alexandra and Sophia Chan

Sarah Feldman

Jeff Crandall

Annette Garcia

Ann Orsolini

JoAnne Brandenburg

RECESS: 7:55 P.M.

RECONVENE: 8:05 P.M.

COMMENTS REGARDING THE CONSENT CALENDAR

Perry Kennan, Belmont resident, spoke regarding how his comments relative to the Pavement Condition Index and the infrastructure committee were summarized in the meeting minutes of March 22, 2016.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Special and Regular Meeting of March 22, 2016 and Minutes of Special Meeting of March 29, 2016

Motion to receive informational report summarizing the sale of the Sewer Revenue Bonds Series 2016, and Sewer Refunding Revenue Bonds Series 2016

Resolution 2016-041 authorizing road closures for the Alameda de las Pulgas Water Main Replacement Project

Resolution 2016-042 approving a six (6) month extension to the Memorandum of Understanding (MOU) between the City of Belmont and the American Federation of State, County, and Municipal Employees and 1.5% pay increase.

Resolution 2016-043 accepting the dedication of sewer easements from the properties at 1806 and 1808 Miller Avenue (APN 044-054-260 and 044-054-250), and authorizing the City Manager to execute all deeds and documents related to the acceptance of these easement dedications.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Stone announced an upcoming fundraiser for School Force.

Councilmember Hurt announced scholarship opportunities through the Belmont Rotary Club.

Mayor Reed made the following announcements: 1) Assembly member Kevin Mullin and Senator Jerry Hill's upcoming open house; 2) upcoming High Speed Rail Authority meeting; 3) Groundbreaking for Marriott Springhill Suites in Belmont; and 4) upcoming ice show at Belmont Iceland.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmembers reported on their intergovernmental assignments.

Verbal Report from Infrastructure Subcommittee

Mayor Reed provided an update on the activities of the subcommittee, and noted that the committee has recommended continued public outreach efforts.

Verbal report from City Manager

City Manager Scoles commented regarding the earlier joint meeting with the Planning Commission. He provided a brief update on Successor Agency activities and noted that the Oversight Board approved next year's budget with no changes. He announced Earth Day activities on April 23. He noted that the NDNU (Notre Dame de Namur University) groundbreaking for Ralston Hall is to be rescheduled for the fall of 2016. He commented regarding tree removal at the Davey Glen Park site, and noted the upcoming bid opening for this project.

ADJOURNMENT at this time 8:25 p.m. to continued Special Meeting to Consider:

CLOSED SESSION [Second Floor Conference Room]

Conference With Legal Counsel (Govt Code Section 54956.9(d)(1))

G. Gasivoda & Assoc. v. State of California, San Mateo County Superior Court No. CIV 537523

Ratti v. City of Belmont, San Mateo County Superior Court No. CIV 537960

Shaikh v. Mid-Peninsula Water District et al, San Mateo County Superior Court No. CIV 538041

REPORT FROM CLOSED SESSION

No report.

ADJOURNMENT at this time 8:40 P.M.

Terri Cook
City Clerk

Meeting televised and webstreamed (not Closed Session)